

# **AGENDA**

## **PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**

Saanich Municipal Hall, Committee Room No. 2  
Thursday, September 27, 2018 from 4:30 p.m.

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1. **ADOPTION OF MINUTES** (attachment)
  - July 12, 2018
2. **CHAIRS UPDATE – UBCM**
3. **ECONOMIC DEVELOPMENT REPORT – UPDATE** (attachment)
4. **CUTHBERT HOLMES PARK – BERM/SEDIMENT FENCE UPDATE** (attachment)

\* Adjournment \*

\* \* Next Meeting: October 11, 2018 \* \*

Please email [jeff.keays@saanich.ca](mailto:jeff.keays@saanich.ca) or call at 250-475-1775 ext. 3430 if you are not able to attend.

**GO GREEN! MEMBERS ARE ENCOURAGED TO  
BRING THEIR OWN MUG TO THE MEETING**

**MINUTES**  
**PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**  
Held at Saanich Municipal Hall, Committee Room No. 2  
**July 12, 2018 at 4:30 p.m.**

Present: Councillor Judy Brownoff (Chair), Sophia Baker-French, Suzanne Bartel, Lois-Leah Goodwin, Travis Lee, Bill Mumford, Peter Pokorny.

Staff: Jeff Keays, Committee Clerk

Regrets: Andrea Mercer, Peter Rantucci

Guests: None

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## MINUTES

**MOVED by T. Lee and Seconded by P, Pokorny: "That the Minutes of the Planning, Transportation and Economic Development Advisory Committee meeting held June 14, 2018, be adopted as circulated."**

**CARRIED**

## DOING BUSINESS IN SAANICH

The Chair provided a brief recap of the February 15, 2018 meeting. The minutes of this meeting were circulated to the committee for their review.

The Chair noted that the purpose of this meeting was to continue the discussions on Economic Development with the goal of providing a recommendation to Council for consideration during the Strategic Plan discussions in September.

The Chair further noted that the District participated in the South Island Prosperity Project; however this initiative was regional in focus and did not include specific reference to Saanich. Additionally, it was noted that Saanich has never developed an Economic Development Strategy, nor has it employed an Economic Development Officer (or similar position).

## REVIEW OF CURENT ECONOMIC DEVELOPMENT PLANS

The committee reviewed two plans highlighted by the Chair: The Vancouver Economic Action Plan: An Economic Development Plan for the City; and Economic Action Plan – City of Coquitlam.

Committee discussion ensued, the following highlights are noted:

- Coquitlam's Plan highlights four key areas, it was noted that three were directly applicable to Saanich:
  - Capitalize on Major Transportation Infrastructure to Create New Business Opportunities. (Villages and Centers)
  - Support Business Success
  - Leverage Community Assets to Drive Investment and Job Creation.
- A strategic Plan reference is needed for the development of Economic

Development Plan.

- Resources are the issue, are their granting opportunities?
- It is imperative that the next Council consider Economic Development.
- With regard to supporting Business Success (Coquitlam), the District's lone BIA, despite significant local efforts, (Cadboro Bay Village) does not have a major presence.
- Shelbourne Valley has considered a BIA, as it would be of great benefit to the business community. There is considerable support; however there is no defined leadership. A quarterback is needed.
- BIA's could play a large role in the promotion and support of local businesses through special events, promotions and leadership.
- Sidney has an Economic Development Commission as well as a BIA; they are developing an Economic Development Plan for the fall.
- The goal of a Saanich Economic Development Plan would be recognize and support existing businesses as well as creating the condition necessary for attracting new business.
- BIA's utilize levies in a delineated geographic member area to raise funds for events, initiatives and infrastructure (hard and soft).
- The Greater Victoria Business Improvement Area uses their funds for attractions such as the Ferris wheel and (previously) the skating rink.
- Land use and development policies are also important factors when considering economic development, specifically what do businesses need.
  - WiFi
  - New development corridors
  - Pre-zoned lands
- What is the priority?
  - A large geographical area such as the Shelbourne Valley could be a start.
  - Existing OCP statements reference corridors such as Uptown/Douglas.
- There is existing infrastructure to support new businesses, with more coming in the near future.
- Saanich needs the right mix of business to diversify the market.
- Very few references to Economic Development on the Saanich website.
- What initiatives or policies can be utilized to incentivize business?
- The Industrial Park is at capacity, more industrial lands are needed.
- Many municipalities utilize on-line Industrial and Commercial Vacancy databases.
- Langford has a downloadable "How to Guide" to support new development (residential or business). The guide is part of Langford's Five Year Economic and Job Creation Strategy
- What is the process for having an Economic Development Plan incorporated into the Strategic Plan process? Would this committee be recommending a formal process, or just consideration?
- What role does Saanich play in Economic Development, and what are the levers?
  - Policy tools.
  - Improved communication.
  - Land use/zoning.
  - Support for families and workers.
- Shelbourne Valley Plan is forthcoming; however, it does not include an Economic Development Strategy. There will Pre-zoning of lands.
- An Economic Development Plan should be attached to the OCP.
- Local Area Plan (LAP) updates for Cadboro Bay and Cordova Bay should consider Economic Development.
- What do those communities engaged in the LAP process want with regard to

- Economic Development?
- LAP updates should include Economic Development strategies.
  - A Convention Hotel located near UVIC is desirable; but how do we attract one?
  - What is the goal of an Economic Development Plan?
    - Supporting people and places.
    - Vibrant community.
    - Diversified tax base.
  - Saanich is primarily a suburban community, with 80% of the tax base being residential.
  - Victoria's tax base is more evenly split, with business representing about 50%.
  - What is the perception of economic investment?
  - Growth is projected in Villages and Centers, but what about the rural communities?
  - The MXD Development Strategist Report: Population Projections, Trend & Capacity Build-out Analysis is a good source document for quantifying and predicting population growth and land demand trends; however it is buried on the website.

#### MOTION

**Moved by S. Baker-French and Seconded by P. Pokorny "That the Planning, Transportation and Economic Development Advisory Committee recommends that Saanich include the development of an Economic Development Strategy in the Strategic Plan Update, to attract, support and maintain businesses throughout the District in order to diversify the tax base and maintain our vibrant and high quality of life.**

**CARRIED**

The meeting adjourned at 5:55 p.m., and the next meeting is scheduled for Thursday, September 13, 2018.

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Councillor Brownoff, Chair

I hereby certify these Minutes are accurate.

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Committee Secretary

# Memo

File: 1420-30

**To:** Councillor Judy Brownoff,  
Chair, Planning, Transportation and Economic Development Advisory Committee

**From:** Angila Bains, Manager, Legislative Services

**Date:** August 14, 2018

**Subject:** **ECONOMIC DEVELOPMENT STRATEGY**

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This memorandum will confirm that Council, at their meeting on August 13, 2018, considered the recommendations from the Planning, Transportation and Economic Development Advisory Committee meeting held July 12, 2018 and the report from Councillor Brownoff dated July 31, 2018, and resolved as follows:

*"That Council direct staff to include the development of an Economic Development Strategy in the Strategic Plan Update, to attract, support and maintain businesses throughout the District in order to diversify the tax base and maintain Saanich's vibrant and high quality of life."*

*"That the report and recommendation of the Planning, Transportation and Economic Development Advisory Committee be referred to the Strategic Planning process as background information."*



Angila Bains, B.A., CMC  
Manager, Legislative Services

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cc: Harley Machielse, Director of Engineering  
Troy McKay, Manager Transportation & Development Services  
Jeff Keays, Secretary, Planning, Transportation and Economic Development Advisory Committee

1420-30  
PTED

**PLANNING, TRANSPORTATION AND ECONOMIC DEVELOPMENT  
ADVISORY COMMITTEE – ECONOMIC DEVELOPMENT STRATEGY**

Recommendation from the July 12, 2018 Planning, Transportation and Economic Development Advisory Committee meeting that Council include the development of an Economic Development Strategy in the Strategic Plan Update, to attract, support and maintain businesses throughout the District in order to diversify the tax base and maintain Saanich’s vibrant and high quality of life.

**MOVED by Councillor Brownoff and Seconded by Councillor Haynes: “That Council direct staff to include the development of an Economic Development Strategy in the Strategic Plan Update, to attract, support and maintain businesses throughout the District in order to diversify the tax base and maintain Saanich’s vibrant and high quality of life.”**

Council discussion ensued with the following comments:

- Economic Development in Saanich should be considered a high priority.

**The Motion was then Put and CARRIED**

1410-04  
Report –  
Council

**SAANICH’S ECONOMIC DEVELOPMENT STRATEGY**

Report of Councillor Brownoff, Chair of the Planning, Transportation and Economic Development Advisory Committee dated July 31, 2018 which provides background information in support of the Planning, Transportation and Economic Development Advisory Committee’s July 12, 2018 recommendation to Council regarding an economic development strategy for Saanich.

xref: 1420-30  
PTED

**MOVED by Councillor Brownoff and Seconded by Councillor Haynes: “That the report and recommendation of the Planning, Transportation and Economic Development Advisory Committee be referred to the Strategic Planning process as background information.”**

**CARRIED**

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 The Director of Finance exited the meeting at 8:40 p.m.  
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**REPORTS FROM MEMBERS OF COUNCIL**

1410-04  
Report -  
Council

**PROTECTING AGRICULTURAL LAND RESERVE (ALR) LANDS**

Report of Councillors Brice and Murdock dated August 13, 2018 recommending that Council ask staff to bring forward a bylaw amendment that is consistent with the Ministry of Agriculture’s new framework regarding cannabis production on ALR lands.

**MOVED by Councillor Brice and Seconded by Councillor Haynes: “That Council ask staff to bring forward a bylaw amendment that is consistent with the Ministry of Agriculture’s new framework regarding cannabis production on Agricultural Land Reserve lands.”**

# Memo

**To: Environment and Natural Areas Advisory Committee**

**From: Eva Riccius, Sr Manager, Parks**

**Date: September 19, 2018**

**Subject: Update on McKenzie Interchange and Cuthbert Holmes Park**

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The following serves as an update to the Environment and Natural Areas Advisory Committee regarding the Ministry of Transportation and Infrastructure's project to construct a berm partially in Cuthbert Holmes Park as part of the McKenzie Interchange project.

Over the summer, the Ministry's contractor has been preparing the base of the berm. Parks staff attended the site with community members in late August and noted that a number of the silt fences were in disrepair and that the slope of the berm in one area was too steep. As a result of the community and Parks alerting the Ministry about their concerns, the Contractor repaired most of the problem areas in the silt fence.

Staff attended the site with Ministry staff on September 12 and noted that a number of silt fences were repaired (see photos below). One additional area was requested to be repaired.

The steep slope area was reviewed with Ministry staff. Ministry staff noted that the slope of this area would be flattened during restoration treatment. Much of the bottom edge of the slope of the berm will be restored using a "rough and loose" method developed by a restoration professional. This will include the placement of large logs and spreading alder seeds. Parks staff have agreed that this will be a good transition to the existing natural area south of the berm.

Staff also noted that a rock pit had been installed as requested by the District at the outfall of a stormwater pipe. This is to slow water flow and minimize ditching during intense rain events. That pipe pictured below, carries storm water from the neighbourhood to the north of the highway and does not contain water from the highway. The pipe was pre-existing, however, it was previously set back allowing for water to disperse through a greater grassy area.

The Ministry continues to work on the plans for mitigation for the removal of Garry oak and trembling aspen and also for the compensation for the encroachment into the 30 m buffer at the west end of the site.



Silt fencing repaired, Sept 12, 2018



Silt fencing repaired, September 12, 2018



Rock pit to manage storm water flow from other side of highway, September 12, 2018.